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NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-010730

1:14 PM 2023 Apr 14

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE WITNESSETH That, Stacy L. McGuyre as Personal Representative of the Estate of Maria D. Pedraza, deceased, under Case No. 45D11-2203-ES-000047, which estate is under supervision of Lake Superior Court of Lake County, and the State of Indiana, in the Office of the Clerk of Lake County, Indiana, pursuant to an Order of the Superior Court of Lake County, Indiana, authorizing the sale of the real estate dated the 1st day of March, 2023, CONVEYS to Gula, LLC, of Lake County, in the State of Indiana, for the sum of One Hundred Fifty Thousand Dollars (\$150,000.00), the following described real estate situated in Lake County, and the State of Indiana, to-wit:

Lot 61 in Bel-Oaks Estates Unit No. 3, Section No. 1, as per plat thereof, recorded in plat Book 40 page 144, in the office of the recorder of Lake County, Indiana.
Commonly: 2914 West 63rd Place
Merrillville, IN 46410
State Parcel No. 45-12-08-105-007.000-030

Subject, however, to taxes and special assessments, if any, levied and assessed against the subject property prorated as of and up to March 31, 2023, and all taxes subsequent thereto; easements, restrictions of record and zoning ordinances. The personal representative of the estate is not acquiring, directly or indirectly, any interest in the real estate conveyed.

The property being conveyed was owned by Maria D. Pedraza and her husband Paul Murillo, whose marital relationship continued unbroken until his death on September 22, 2014 when sole title vested in Maria D. Pedraza as the surviving joint owner in fee simple.

SEND TAX STATEMENTS TO:
GRANTEE'S ADDRESS:

Gula, LLC
6710 Adams St.
Merrillville, IN 46410

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

APR 14 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

COMMUNITY TITLE COMPANY
FILE NO. 2725489 (e)

\$2500
CK #15596

LLK

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IN WITNESS WHEREOF, the said STACY L. MCGUYRE, as Personal Representative of the Estate of Maria D. Pedraza, deceased, has hereunto set her hand and seal this 4th day of ~~March~~, 2023.

April 5th

Stacy L. McGuyre

STACY L. MCGUYRE, Personal Representative of the Estate of Maria D. Pedraza, deceased

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a resident and a Notary Public, in and for said County of ^{Hendricks} ~~Marion~~, and the State of Indiana, this 4th day of ~~March~~, 2023, STACY L. MCGUYRE, as Personal Representative of the Estate of Maria D. Pedraza, deceased, as such Personal Representative of the Estate acknowledged the execution of the annexed deed.

WITNESS, My hand and Notarial Seal.

Jennifer Cole

Printed

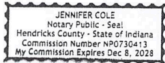
Jennifer Cole

NOTARY PUBLIC

My Commission Expires:

Dec 8, 2028

^{Hendricks} Resident of ~~Marion~~ County, IN



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Stacy L. McGuyre

Stacy L. McGuyre / #31064432, Attorney at Law

This instrument was prepared by: Stacy L. McGuyre, Attorney at Law, I.D. 31064-32, 2028 N Park Ave., Indianapolis, IN 46202, (317) 965-0407.